117.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	943,000 / 943,000
					USE VALUE:	943,000 / 943,000
					ASSESSED:	943,000 / 943,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUARINO ROBERT A--ETAL
Owner 2:	GUARINO PATRICIA A
Owner 3:	
Street 1:	91 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,550 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1985, having primarily Vinyl Exterior and 2808 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9550.000	447,000	1,400	494,600	943,000
Total Card	0.219	447,000	1,400	494,600	943,000
Total Parcel	0.219	447,000	1,400	494,600	943,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.78 | /Parcel: 335.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 75224
GIS Ref:
GIS Ref:
Insp Date: 09/14/18

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	447,000	1400	9,550.	494,600	943,000	943,000	Year End Roll	12/18/2019
2019	101	FV	331,000	1400	9,550.	487,500	819,900	819,900	Year End Roll	1/3/2019
2018	101	FV	330,200	1400	9,550.	374,400	706,000	706,000	Year End Roll	12/20/2017
2017	101	FV	330,200	1400	9,550.	353,300	684,900	684,900	Year End Roll	1/3/2017
2016	101	FV	330,200	1400	9,550.	325,000	656,600	656,600	Year End	1/4/2016
2015	101	FV	321,700	1600	9,550.	303,800	627,100	627,100	Year End Roll	12/11/2014
2014	101	FV	321,700	1600	9,550.	279,800	603,100	603,100	Year End Roll	12/16/2013
2013	101	FV	321,700	1600	9,550.	279,800	603,100	603,100		12/13/2012

!9079!

PRINT

Date	Time
12/10/20	23:35:49

LAST REV

Date	Time
09/27/18	14:58:54
apro	
9079	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16029-457		2/1/1985		10,000	No	No		A

USER DEFINED

Prior Id # 1:	75224
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/1993	378		10,000					12X14 2 STORY ADDI

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
3/4/2009	Measured	372	PATRIOT
4/15/2000	Inspected	264	PATRIOT
2/9/2000	Measured	264	PATRIOT
7/30/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9550		Sq. Ft.	Site		0	70.	0.74	6									494,550						494,600	

Total AC/HA: 0.21924 | Total SF/SM: 9550 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 494,550 | Spl Credit | Total: 494,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.13387096
Const Adj.:	1.00389254
Adj $ / SQ:	153.668
Other Features:	102385
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	510251
Depreciation:	63271
Depreciated Total:	446980

COMMENTS

PDAS SHOWER IN MASTER BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

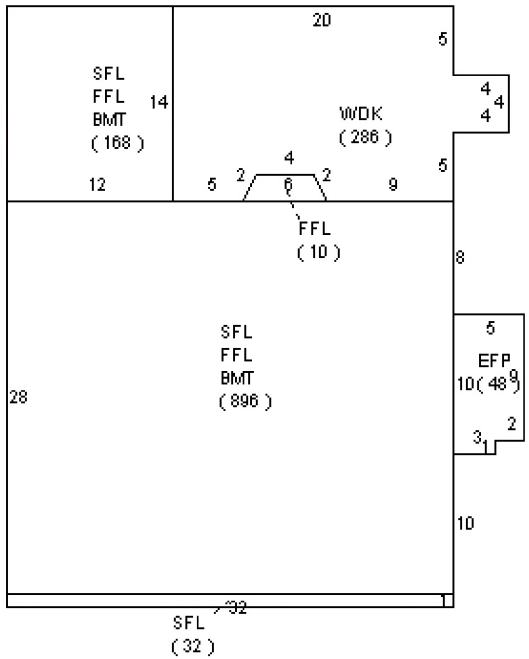
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,096	153.670	168,421
FFL	First Floor	1,074	153.670	165,040
BMT	Basement	1,064	64.080	68,181
WDK	Deck	286	9.530	2,727
EFP	Enclos Porch	48	72.880	3,498

Net Sketched Area:	3,568			Total:	407,867
Size Ad	2170	Gross Are	3568	FinArea	2808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	153.67
Special Features:	0	Val/Su Net:	125.28
Final Total:	447000	Val/Su SzAd	205.99

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
10	Pool-Conc.	D	Y	1	18	A	AV	1995	42.00	T	19.2	101			600			600
A2	WOOD SHD	D	Y	1	10X10	G	AV	1995	10.00	T	19.2	101			800			800

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400

IMAGE

AssessPro Patriot Properties, Inc